



25 TAILLEFER ROAD, CORBEIL, ONTARIO P0H 1K0
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NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING – Minor Variance Application

Applicant: Emilien and Rejeanne Groulx
File No.: A-2025-03
Civic Address: 525 Groulx Road

IN THE MATTER of an application for a minor variance under Section 45 of the Planning Act by: Emilien and Rejeanne Groulx for their parcel of land described as Lot 24, Concession 2, Reference Plan No. 36R-9932, Part 1, Parcel 7413 W & F, Astorville, in the Municipality of East Ferris. The Committee of Adjustment has appointed **June 18th, 2025 at 5:00 p.m.** for the purpose of considering this application. This meeting will be held in the Council Chambers at the Municipal Office at **25 Taillefer Road, Corbeil, ON**. If you only wish to watch the meeting, please visit the Municipality of East Ferris YouTube channel to watch the live stream. This meeting is being held in accordance with *Planning Act* regulations.

PURPOSE AND EFFECT OF APPLICATION: The owner is applying to permit a variance to Zoning By-law 2021-60. The applicant is seeking a minor variance to permit a reduction in the minimum required lot area from 0.8ha (2 acres) to 0.68ha (1.68 acres). **Please see the sketch below.**

ADDITIONAL INFORMATION relating to this application for a minor variance is available for inspection during regular office hours at the Municipal Office in Corbeil or by contacting municipal staff. If you wish to be notified of the decision of the Municipality of East Ferris Committee of Adjustment in respect of this application, you must submit a written request to the **Municipality of East Ferris Committee of Adjustment, 25 Taillefer Rd, Corbeil, Ontario P0H 1K0**. This will entitle you to be advised of any further correspondence, including Ontario Land Tribunal (OLT) hearings, if applicable. Even if you are the successful party, you should request a copy of the decision since the decision of the Committee of Adjustment may be appealed to the including Ontario Land Tribunal (OLT) by the applicant or another member of the public.

The land which is the subject of this application for a Minor Variance is not the subject of an application under the Planning Act for Zoning By-law Amendment, Plan of Subdivision or Ministers Zoning Order.

The property was subject to Consent and Minor Variance applications B-2024-34 & 35 / A-2024-09. This minor variance is related to those applications as it is required to finalize the conditions of the consent applications.

Municipality of East Ferris
Committee of Adjustment
25 Taillefer Rd, Corbeil, Ontario
P0H 1K0

Dated this 3rd day of June, 2025

Greg Kirton
Director of Community Services
Municipality of East Ferris

Key Plan (Not to Scale)



Lot Layout Plan

